

**Village of Indian Head Park
201 Acacia Drive
Indian Head Park, IL 60525**

**MINUTES
VILLAGE OF INDIAN HEAD PARK
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS**

“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”

Tuesday, August 5, 2014

7:30 P.M.

CALL TO ORDER – CHAIRMAN DENNIS SCHERMERHORN

A public hearing was hosted by the Village of Indian Head Park Planning and Zoning Commission on Tuesday, August 5, 2014, at the Municipal Facility, 201 Acacia Drive to consider a zoning petition for the property located at 6449 Blackhawk Trail. Zoning Petition #182 was presented to the Commission by Mike and Linn Meyer, the prospective buyers of 6449 Blackhawk Trail. The meeting was convened at 7:30 p.m. by Chairman Dennis Schermerhorn.

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

Chairman Dennis Schermerhorn
Commissioner Diane Andrews
Commissioner Noreen Costelloe
Commissioner Timothy Kyzivat
Commissioner Earl O'Malley
Commissioner Jack Yelnick

NOT PRESENT:

Commissioner Robert Tantillo

ALSO IN ATTENDANCE:

Tom Hinshaw, Zoning Trustee
Amy Jo Wittenberg, Zoning Trustee

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Dennis Schermerhorn and the Planning and Zoning Commission members recited the Pledge of Allegiance to the Flag as follows: ***"I Pledge Allegiance to the Flag of the United States of America and to the republic for which it stands, one nation under God indivisible with liberty and justice for all"***.

ZONING AGENDA ITEMS: (discussion and a possible vote may take place)

**PUBLIC HEARING HELD BEFORE THE VILLAGE OF INDIAN HEAD
PARK PLANNING AND ZONING COMMISSION (PUBLIC COMMENTS
RECEIVED AFTER DISCUSSIONS BY THE PLANNING AND ZONING
COMMISSION MEMBERS AND PRIOR TO VOTES)**

- 1. Petition #182 - 6449 Blackhawk Trail** - A petition for a front yard variation to allow for the construction of a new single family home.

Chairman Schermerhorn noted a zoning petition was filed with the Village by Linn and Mike Meyer. The following exhibits were presented and reviewed by the Commission concerning this zoning petition: (1) a zoning petition form dated July 14, 2014 submitted by Linn and Mike Meyer, (2) copy of preliminary design plans and zoning review dated July 11, 2014; (3) a memo to public works regarding posting of the zoning sign on the subject property; (4) certificate of publication in the Des Plaines Valley Newspaper on July 17, 2014; (5) plat of survey of the property dated May, 2014, (6) a copy of the letter that was sent to the adjacent property owners; (7) a list of adjacent property owners.

The petition was presented by Mr. Mike Meyer accompanied by his wife Linn. A detailed discussion ensued describing the project, the property enhancements and the planned incursions into the setback restrictions imposed by the code. He had taken pains to comply as nearly as possible to the building setbacks imposed by the Code, and had appeared in a workshop session at our June meeting to solicit our advice. Mr. Meyer described his proposed construction and discussed his plans to minimize tree disruption. Mr. Meyer is asking for a 10' incursion into the 40' setback requirement, placing the house 30' from the front property line. The lot is triangular and presents significant building challenges. The neighboring house to the west is as close as 5' to the front property line.

A neighbor addressed the hearing stating that he was in favor of the proposed variance as were two other residents in the immediate neighborhood. After a review of the findings of fact and a discussion of the variance proposal the vote to send the variance request to the Village Board with the Commission's recommendation for approval was 6 in favor, 0 against, 1 absent.

Commissioner O'Malley moved, seconded by Commissioner Andrews, to accept the petition as presented. Carried by unanimous voice vote (7/0/0).

Chairman Schermerhorn entertained a motion to submit a recommendation to the Village Board to accept the petition as presented for approval. Commissioner Yelnick moved, seconded by Commissioner Kyzivat, to submit a recommendation to the Village Board for approval of the variation requested for the property located at 6449 Blackhawk Trail. Carried by unanimous roll call vote (7/0/0).

Aye: Chairman Schermerhorn

Commissioners: Andrews, Costelloe, Kyzivat, O'Malley, Yelnick

Nay: None

Absent: Commissioner Tantillo

Chairman Schermerhorn stated that a report will be presented to the Village Board at the next Board meeting and a recommendation will be provided consistent with the petition submitted to the Commission.

PUBLIC COMMENTS FROM THE AUDIENCE

There were no public comments from the audience.

APPROVAL OF PLANNING AND ZONING COMMISSION MEETING MINUTES

Minutes of the June 23, 2014 Planning/Zoning Workshop Meeting

After review of the June 23, 2014 minutes, Commissioner Andrews moved, seconded by Commissioner Yelnick, to approve the minutes, as presented. Carried by unanimous voice vote (7/0/0).

ADJOURNMENT

There being no further business to discuss before the Commission, Commissioner Kyzivat moved, seconded by Commissioner Costelloe, to adjourn the meeting at 8:00 p.m. Carried by unanimous voice vote (7/0/0).

Minutes prepared and submitted by,
Kathy Leach, Recording Secretary
Planning and Zoning Commission